

TRANSFER
TAX
PAID

WARRANTY DEED

Know All Men By These Presents

023092

That we, **William P. Dubord and Frances K. Dubord**, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Michael P. Rogers and Karen E. Sokol**, of Burlington, County of Chittenden and State of Vermont, and whose mailing address is 43 Latham Court, Burlington, VT 05401, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Michael P. Rogers and Karen E. Sokol, as joint tenants and not as tenants in common, their heirs and assigns forever,

48-8

A CERTAIN lot or parcel of land, together with the buildings and improvements thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a granite monument set in the Westerly line of Burleigh Street two hundred ninety-five and one tenths (295.1) feet Southerly from the intersection of the Westerly line of said Burleigh Street with the Southerly line of Gilman Street; measuring in said Westerly line of said Burleigh Street; thence Westerly at right angles with said Westerly line of said Burleigh Street to the Messalonskee Stream; thence Southerly down said stream to a point where a line drawn to said stream at right angles with the Westerly line of said Burleigh Street and seventy (70) feet distant Southerly measuring at right angles from the first described line would intersect said Stream; thence Easterly along a line drawn at right angles with the Westerly line of said Burleigh Street and seventy (70) feet distant at right angles from the first described course, measuring at right angles to the Westerly line of said Burleigh Street; thence Northerly in the Westerly line of said Burleigh Street seventy (70) feet to the point begun at, being lot numbered seventy (70) on a plan of the Gilman Field, so-called, made for the Waterville Land Company by John H. Burleigh, C.E., June 12, 1905 and recorded in the Kennebec County Registry of Deeds.

THIS conveyance is made upon the express condition that no building other than a private dwelling-house, private stable and their appurtenances (said dwelling-house when fully completed, including plumbing and heating apparatus, to cost not less than twenty-five hundred dollars (\$2,500) shall be erected upon the above-described premises, and that no part of any building including piazza, porticoes and bay windows, but not including door-steps, shall be erected nearer to the Westerly line of Burleigh Street than fifteen (15) feet.

ALSO a certain piece or parcel of land situate in said Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at a point in the Westerly line of Burleigh Street and three hundred and fifty (350) feet Northerly, measuring in said Westerly line of said Burleigh Street from land of Elwood Jepson; thence running Westerly in a line at right angles with said Westerly line of said Burleigh Street to Messalonskee Stream; thence running Northerly on said Messalonskee Stream to land conveyed to Rebecca Nye Green, by said Waterville Land Company; thence running Easterly in said Green's South line at right angles with said Westerly line of said Burleigh Street to said Westerly line of Burleigh Street; thence running Southerly in said Westerly line of Burleigh Street seventy (70) feet to the place of beginning, being lot numbered sixty-nine (69) on a plan of the Gilman Field, so-called, made for the Waterville Land Company by John H. Burleigh C.E., June 12, 1905, and on file in the Registry of Deeds in Kennebec County.

EXCEPTING AND RESERVING from the above described premises, a certain lot or parcel of land, situate in said Waterville and bounded as follows, to wit:

BEGINNING at a point in the Westerly line of Burleigh Street and three hundred and fifty (350) feet Northerly, measuring in said Westerly line of said Burleigh Street from

L. J. J. (2)

48-8

land of Elwood Jepson; thence Northerly in the Westerly line of said Burleigh Street thirty-five (35) feet; thence Westerly at right angles with the Westerly line of said Burleigh Street to the Messalonskee Stream; thence Southerly down said Stream to a point through which a line drawn at right angles with the Westerly line of said Burleigh Street from the point of beginning would pass; thence Easterly in a line at right angles with the Westerly line of said Burleigh Street to the point of beginning, being the Southerly thirty-five (35) feet of lot numbered sixty-nine (69) on a plan of the Gilman Field, so-called, made for the Waterville Company by John H. Burleigh, C.E., June 12, 1905 and on file in the Registry of Deeds of Kennebec County, the whole of said lot was conveyed to Rebecca Nye Green by the Waterville Land Company by deed dated December 11, 1909, and recorded in said Registry of Deeds in Book 499, Page 338.

BEING all and the same premises acquired by William P. Dubord and Frances B. Dubord by Warranty Deed in Joint Tenancy from Waldo A. Beck dated March 11, 1976 and recorded in the Kennebec County Registry of Deeds in Book 1889, Page 302.

This conveyance is subject to the benefits and burdens of the common driveway shared with the abutting property on the southerly side of the premises.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Michael P. Rogers and Karen E. Sokol, as joint tenants, their heirs and assigns, to them and their use and behoof forever.

AND we do COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said William P. Dubord and Frances K. Dubord have hereunto set our hands and seals this 1st day of July, 2003.

Signed, Sealed and Delivered
in the presence of

[Signature]
Witness

William P. Dubord
William P. Dubord

[Signature]
Witness

Frances K. Dubord
Frances K. Dubord

STATE OF MAINE
County of Kennebec, ss.

Personally appeared before me on this 1st day of July, 2003, the above-named, William P. Dubord and Frances K. Dubord, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public

RECEIVED KENNEBEC SS.
2003 JUL -9 PM 12:05



ATTEST: [Signature]
REGISTER OF DEEDS

MICHAEL J. MELENDY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 14, 2005